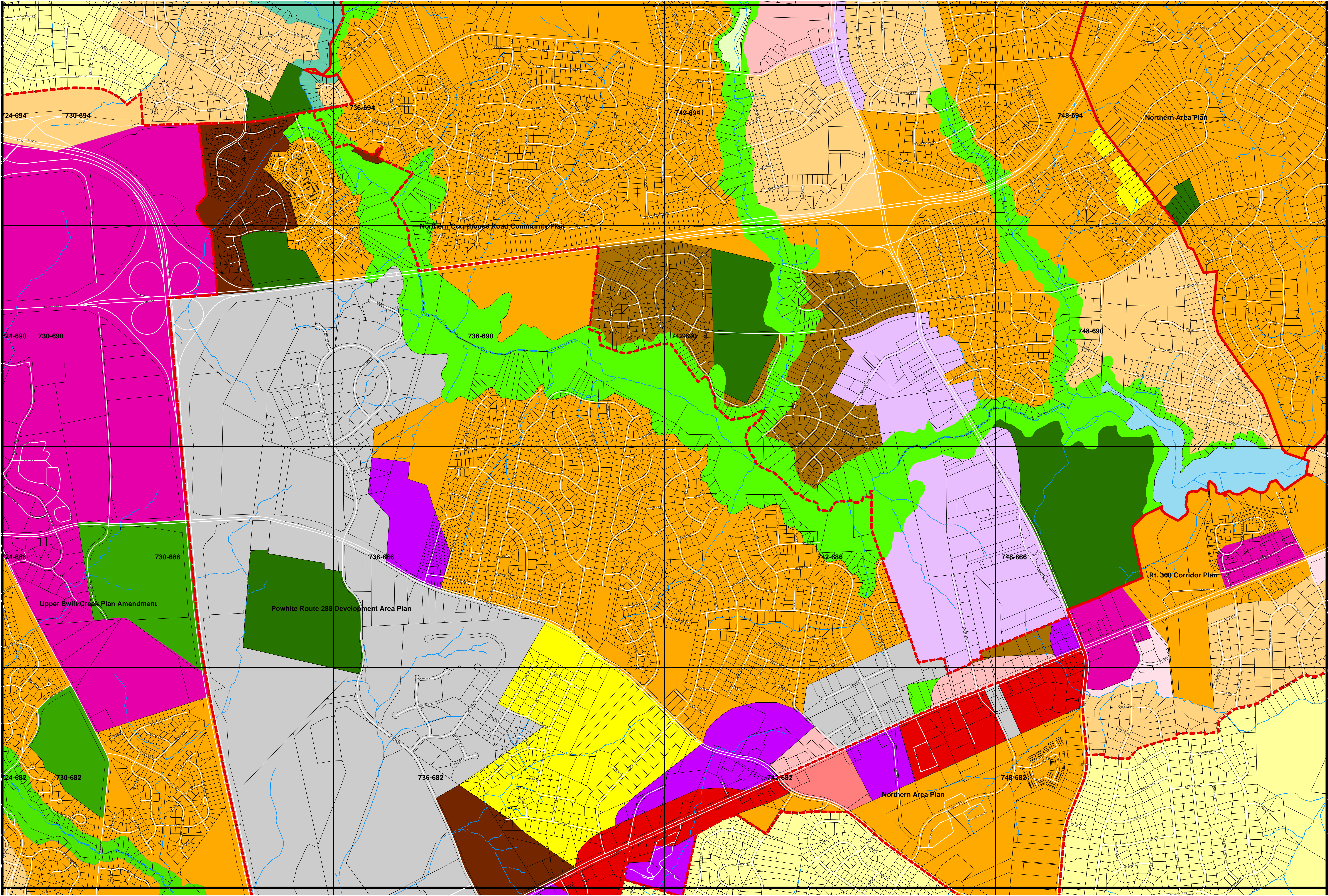


# CHESTERFIELD COUNTY, VIRGINIA

## LAND USE PLAN MAP 10



**KEY**  
Refer to Plan text for full definition  
# See Notes Below

**Legend**

- County Boundary
- Index
- Plan Boundary
- Streets
- Parcels
- Zone Grid

**Northern Courthouse Road Community Plan**

- Residential: 1.5 dwellings/acre or less
- Residential: 2.0 dwellings/acre or less
- Residential: 2.5 dwellings/acre or less
- Residential: 4.0 dwellings/acre or less
- Office/Residential Mixed Use
- Office
- Neighborhood Mixed Use
- Community Mixed Use
- General Business Mixed Use
- Light Industrial
- Public
- Conservation/Recreation
- Privately Held Open Space
- Water

**Upper Swift Creek Plan Amendment**  
(Adopted Date: October 10, 2007)

**LUP**

- Residential 2.0 u/a/c. or less
- Residential 2.2 u/a/c. or less
- Office/Residential Mixed Use
- Community Mixed Use
- General Business Mixed Use
- Regional Mixed Use
- Employment Center
- Public
- conservation/recreation

**Powhite-Route 288 Development Area Plan**

**Land Use Categories**

- Low Density Residential: (1.5 units/acre or less)
- Medium Density Residential: (1.51 to 4.0 units/acre)
- Medium/High Density Residential: (4.01 to 7.0 units/acre)
- High Density Residential: (7.1 units/acre or more)
- Office
- Light Commercial
- General Commercial
- Light Industrial
- Public/Semi-Public
- Open Space

**Northern Area Plan**

**LUP**

- Medium Density Residential (1.51 to 4.0 units/acre)
- High Density Residential (7.01 units/acre or more)
- Office
- Light Commercial
- General Commercial
- Light Industrial
- Public/Semi-Public
- Parks, Recreation or Open Space

**Midlothian Area Community Plan**  
(Adopted Date: March 15, 2000)

**RESIDENTIAL**

- Residential: 1.01 to 2.0 units/acre (See Notes)
- Residential: 1.01 to 2.5 units/acre
- Residential: 2.51 to 4.0 units/acre

**PARKS, RECREATION & OPEN SPACE**

- Active Recreation
- Passive Recreation/Conservation Area

**AREAS OF SPECIAL CONSIDERATION**

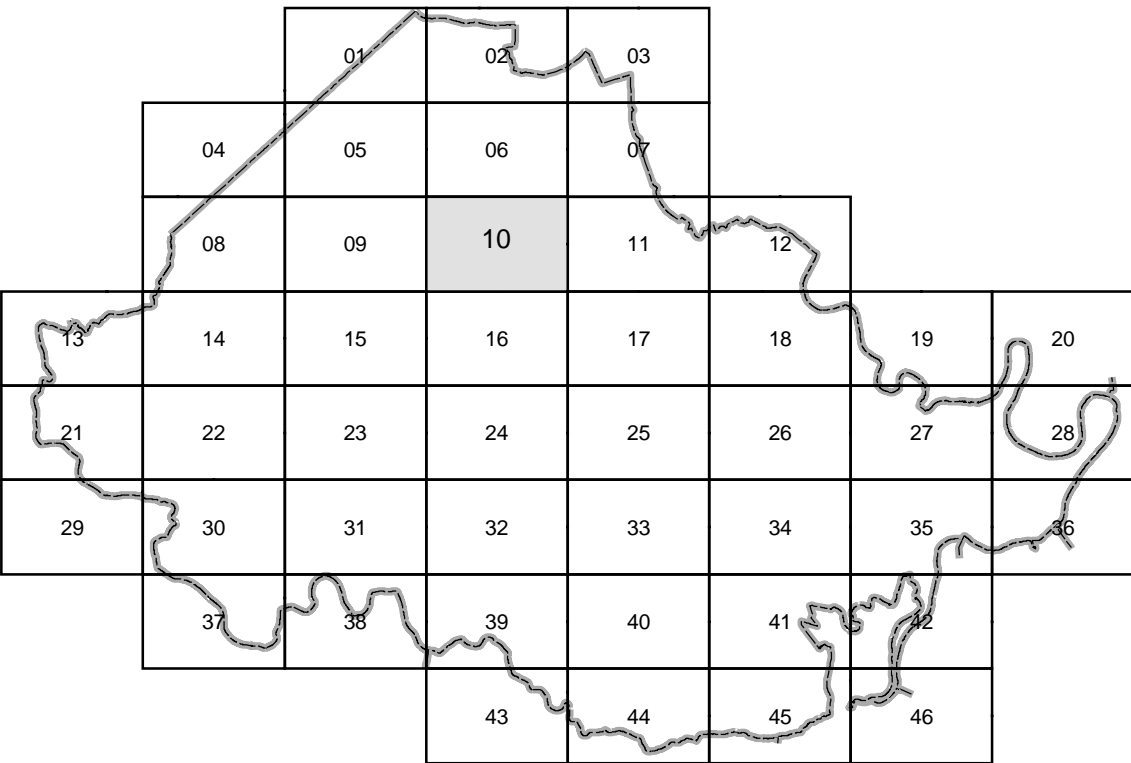
- Suburban Commercial District (See Notes)
- Planned Transition Area (See Notes)
- Village Shopping District (See Notes)
- Village Square (See Notes)
- Village Proposed Historic District (See Notes)
- Village Fringe Area (See Notes)
- Village Residential Area (See Notes)

**Central Area Plan**  
(Adopted Date: January 10, 2001)

**LUP**

- Residential (1.0 - 2.5 D.U.A.)
- Residential (2.51 - 4.0 D.U.A.)
- Residential (7.01 D.U.A. or more)
- Office
- Mixed Use Corridor
- Neighborhood Mixed Use
- Community Mixed Use
- Regional Mixed Use
- Light Industrial
- General Industrial
- Parks

**NOTE:** Colors are specific to each Plan. Same colors may have different land use designation in different Plans.



**NOTES**

**Central Area Plan**

General Notes: Within all land use categories, zoning proposals should be analyzed to determine specific impacts of individual projects on existing and future development. It is not the intent of this Plan to propose, analyze or approve specific densities within each land use category.

Transportation impact and required road improvements for specific development proposals should be evaluated through the zoning and plan review processes.

Appropriate land use transitions should be provided between existing and future residential development and higher intensity uses.

In some cases, future land use classifications are appropriate if parcels are part of a larger scale development plan that provides for an aggregation of parcels, thereby allowing sufficient land to provide appropriate buffers and land use transitions.

The rural forested character of Newbys Bridge Road should be preserved. Further, any non-residential uses along Newbys Bridge Road, north of Whitepine Road Extended, should be oriented toward the interior of projects having an internal road network.

Light industrial uses adjacent to existing or future residential areas should be designed in a campus style setting to be achieved through preservation of forested character landscaping and buildings with architectural styles and materials of the quality found in office/industrial parks such as Moorefield or the Arboretum.

**Airport Impact Area:**  
Due to the impact of daily airport operations on residential development, future residential developments in the area most impacted by the Chesterfield County Airport, currently designated on the Zoning Map for Chesterfield County as the outer Airport Height Obstruction limit, should have mechanisms to notify future home owners about the location and effect of the Airport before the purchase of their homes.

**Midlothian Area Community Plan**

**Residential Low Density 1.01 to 2.0 units/acre**  
Note: Projects that drain away from swift creek reservoir may be appropriate for densities of up to 2.5 dwellings per acre.

**Route 360 Corridor Plan**  
Note 1: Community mixed use center surrounded by office and/or residential uses, designed to incorporate site layout and design concepts consistent with Design Guidelines (exhibit 6) and identified visual resources. The main access should be from Gregory's Pond Rd. Architecturally compatible office-warehouses may be appropriate north of proposed collector road. On the east side of Gregory's Pond Rd. approx 5-7 acres of limited retail development (C2 type) may be suitable adjacent to the proposed collector rd. continued residential use is appropriate in the Gregory's Pond Rd area. However, if existing residential parcels are incorporated into a larger scale plan of development other uses as outlined herein may be appropriate in the future.

**General Note:** Within all land use categories, zoning proposals will be analyzed to determine specific impacts of individual projects on existing and future development. It is not the intent of this Plan to propose, analyze or approve specific densities within each land use category.

The transportation impact and required road improvements for specific development proposals should be evaluated through the zoning and development review process.

Appropriate land use transitions should be provided between existing and future residential development and higher intensity uses within general commercial, community and neighborhood mixed use areas. Such transitions should include, but not necessarily be limited to, offices, office/warehouses, churches, public facilities, housing types such as "cluster" or zero lot line, or similar uses.

Office/warehouse uses may be developed adjacent to residential areas under certain circumstances, including but not necessarily limited to the following: such uses must be designed architecturally to be compatible with adjacent residences, with loading areas oriented away from residential uses. Other acceptable transitional design features could include topographical or other environmental features. Pedestrian access should be provided between all uses.

**Upper Swift Creek Plan Amendment**

**Single Family Residential 2.0 Units/Acre or less**  
Note 1: Projects that drain away from Swift Creek Reservoir may be appropriate for densities of up to 2.2 dwellings per acre.  
Note 3: Outside storage might be appropriate in this area if such outside storage is oriented internal to a project away from the roads.

**Northern Courthouse Road Community Plan:**

**Residential (2.5 or less dwellings per acre)**  
Note 1: Areas north of Falling Creek and south of Southlake Boulevard should be limited to 6.0 units per acre or less.  
Note 2: No direct access to Courthouse Road.

**General Note:** Buildings within this category should have a height not greater than three (3) stories or 45 feet  
**Office**  
Note 3: Professional and administrative offices; one story; residential in character; if you have an existing two-story building, it will be allowed. All parcels must be aggregated in this area in order to be developed.

**General Note:** Development adjacent to properties owned by places of worship should be of a less-intensive and appropriate use than may otherwise be generally permitted in this category.

**General Note:** Office development within this plan category's geography should not exceed 15 percent of the total acreage recommended for this land use.  
General Note: Office development should be of a design compatible with existing and planned neighborhoods.

**Neighborhood Mixed Use**  
General Note: Additional residential zoning and development, including apartments, townhouses and condominiums, is not appropriate in areas recommended for this land use category.

**Community Mixed Use**  
General Note: Additional residential zoning and development, including apartments, townhouses and condominiums, is not appropriate in areas recommended for this land use category.

**Light Industrial**  
Note 7: No direct access to Courthouse Road.

**General Note:** Professional and administrative offices; one story; residential in character; if you have an existing two-story building, it will be allowed. All parcels must be aggregated in this area in order to be developed.

**General Note:** Professional and administrative offices; one story; residential in character; if you have an existing two-story building, it will be allowed. All parcels must be aggregated in this area in order to be developed.

**General Note:** Professional and administrative offices; one story; residential in character; if you have an existing two-story building, it will be allowed. All parcels must be aggregated in this area in order to be developed.

**General Note:** Additional multifamily development should be discouraged in this plan geography. Residential-townhouse uses may be more appropriate.

The notes geographies are generalized.  
For more information, please contact  
Chesterfield County Planning Department.

The Code of Virginia states "the comprehensive plan shall be general in nature, in that it shall designate the general or approximate location, character, and extent of each feature shown on the plan." Recommended land use boundaries shown here should therefore be considered generalized. Zoning change recommendations based on this plan may take into consideration other factors not addressed in this plan. These boundaries and the future development potential of any property based on the recommendations of this plan should be confirmed with the Chesterfield County Planning Department. The maps contained in the comprehensive plan are dynamic and in a continuing state of review and upgrade.

This is a ArcGIS map prepared by Chesterfield County Planning Department

Date: February 2008

0 0.3 0.6 Miles